



**Tennyson Road**

Pelton Fell DH2 2PW

**£700 Per Calendar Month**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Tennyson Road

Pelton Fell DH2 2PW



- THREE BEDROOMS
- GROUND FLOOR WC

- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN

- GARDENS
- UPDATED THROUGHOUT

Nestled in the charming area of Pelton Fell, Chester Le Street, this delightful end terrace house on Tennyson Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and storage, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen is fitted with clean modern white cupboards.

The house features a practical bathroom and downstairs toilet, ensuring that daily routines are both comfortable and efficient. The layout of the property maximises space, making it feel both airy and homely. The property comes with a garden to the back and open green at the front.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it easy to access nearby towns and cities. The surrounding area is known for its community spirit and offers a variety of parks and recreational facilities, perfect for outdoor enthusiasts.

EPC rating C  
Council tax rating A

Rent £700 PCM  
Holding fee £161.53  
Deposit £807.69

## ENTRANCE HALL

Entered via UPVC double glazed door, laminate floor, stairs leading off.

## LOUNGE

15'5" x 13'4" (4.70m x 4.06m)

With radiator, newly fitted carpet, UPVC double glazed window, neutral decor

## DINING ROOM

11'5" x 9'5" (3.48m x 2.87m)

Open from lounge, with newly fitted radiator, storage cupboard, UPVC double glazed window, new carpet, neutral decor

## GROUND FLOOR WC

With low level wc, vanity wash hand basin, 2 x UPVC double glazed windows, overhead units

## KITCHEN

10' x 9'6" (3.05m x 2.90m)

Fitted with white wall/base units, contrasting worktops, stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in stainless steel gas hob/oven/extractor, new tiled floor, UPVC double glazed window, UPVC double glazed door.

## BEDROOM ONE

10'9" x 10' plus robes (3.28m x 3.05m plus robes)

Fitted wardrobes, radiator, UPVC double glazed window.

## BEDROOM TWO

12'6" x 9'6" (3.81m x 2.90m)

With radiator, storage cupboards (one housing combi), UPVC double glazed window.

## BEDROOM THREE

9' x 7'4" (2.74m x 2.24m)

With built in bed, radiator, UPVC double glazed window.

## BATHROOM

Fitted with panelled bath with shower over, vanity wash hand basin, low level wc, heated towel rail, fully tiled walls, UPVC double glazed window.

## EXTERNALLY

Gardens to front and rear, on street parking.

## Holding deposit and deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



## Property Information

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